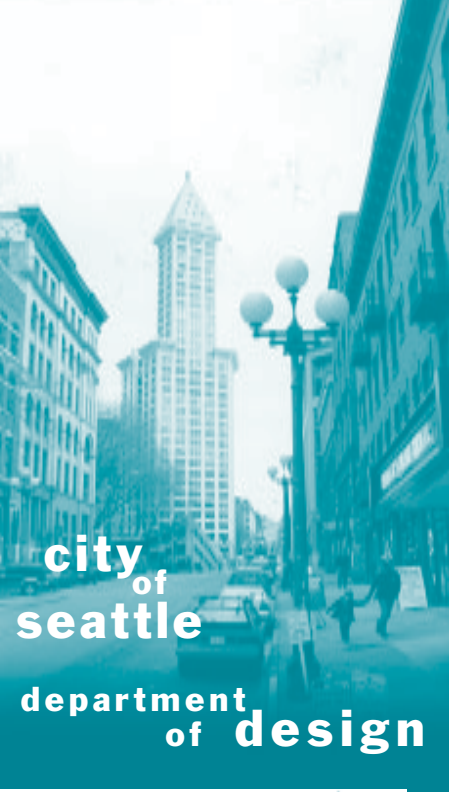


dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use



New DCLU Planning Director Selected

— a message from Diane Sugimura, DCLU Director

After an extensive process involving candidates from across the country, I am pleased to announce that John Rahaim has been selected to be Planning Director for DCLU. This is a new position created to oversee the long-range physical planning functions that were moved to DCLU in 2002.

In filling this position I was looking for someone with vision and leadership ability, someone who not only understands the importance of planning, but is passionate about it, as well as someone who could work within the City and city systems and still accomplish something! I was also looking for someone who could motivate and mobilize staff, and leverage resources. And I was looking for someone who would fit within the DCLU Executive Team and the broader department, and who could work well with the Mayor and Council, with other City staff as well as with citizens. I believe I found that person.

John has been the Executive Director of CityDesign and the Design Commission for the past four years here at DCLU. In that capacity, he has spearheaded a



John Rahaim
DCLU Planning Director

See **new planning director** on page 12

Major Update to Seattle's Comprehensive Plan Begins

Responding to new population and employment projections for the 20-year period spanning 2004-2024, DCLU's Planning division will begin a substantial update to Seattle's Comprehensive Plan this fall. The new projections estimate that Seattle needs to plan for an increase of approximately 51,000 households and 93,000 jobs over the next 20 years.

The current Comprehensive Plan was based on growth projections for 1994-2014 and has served as a blueprint for the city's growth since its adoption in 1994. The update, required by the State Growth Management Act, must be completed by December 2004.

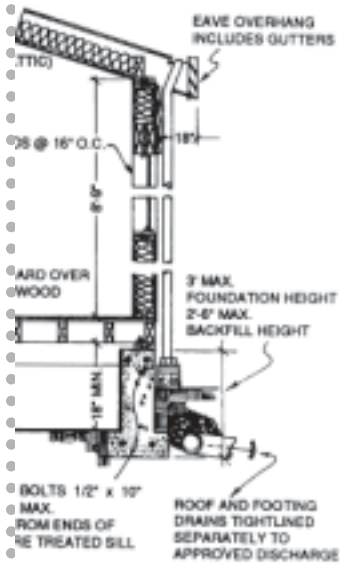
Every year the public has an opportunity to propose amendments to the Comprehensive Plan and, through this process, the Plan has been amended numerous times since adoption. In previous years, plan amendments have refined existing policies or added new

See **comp plan update** on page 12

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code updates

An inside look at the latest technical code developments



Opportunity to Comment on State's Proposed Amendments to International Codes

The Washington State Building Code Council has proposed rules adopting the 2003 International Building, Residential, Mechanical and Fire codes, the 2003 Uniform Plumbing Code, and amendments to the Washington State Energy Code.

One of the biggest changes the State is proposing is to adopt the IBC Chapter 11 accessibility regulations, and eliminate the current Chapter 11. The accessibility provisions of the current State Building Code are unique to Washington. The proposal for Chapter 11 retains some important provisions from the State Code that provide more accessibility than the Americans with Disabilities Act and the Fair Housing Act regulations. Most of the provisions of the current State Chapter 11 would be dropped in favor of the model code provisions.

The State is not considering many new amendments for the International Codes, and many of the current amendments may be deleted. One possible new amendment is a proposal to require automatic sprinkler systems in eating and drinking establishments with an occupant load of 100 instead of 300. The Council is considering this proposal in response to the recent nightclub fire in Rhode Island.

Additional information about the state's proposals is available from the State Building Code Council online at <http://www.sbcc.wa.gov>, by email at sbcc@cted.wa.gov, or by calling (360) 725-2966.

The State Building Code Council is accepting comments in writing until October 17, 2003. There will be two public hearings on the proposed codes: October 10 at the Spokane City Hall Council Chambers, and October 17 at the Red Lion Hotel in SeaTac.

On November 14, the SBCC will meet and take a final vote on all proposals. Those code changes that are accepted by the Council must sit through a legislative session and, absent any action by the Legislature, will be enforced beginning July 1, 2004. Note that DCLU will propose additional local amendments that will be enforced in the City of Seattle.

For more information, please contact either of the following:

Maureen Traxler, DCLU, (206) 233-3892
maureen.traxler@seattle.gov

Michael Aoki-Kramer, DCLU, (206) 684-7932
michael.aoki-kramer@seattle.gov

About the New Codes

The International Building Codes (IBC) take effect for Seattle and all of Washington in 2004, succeeding the Uniform Codes for Building, Residential, Mechanical and Fire.

However, the Uniform Plumbing Code, National Electrical Code, and Washington State Energy Code with Seattle amendments will continue to be enforced in Seattle and Washington.

The June issue of *dcluINFO* provided an overview of IBC implementation and publishing dates. The July issue detailed changes in use and occupancy. And the August issue explored the way the IBC regulates mixed use buildings. If you have questions, please contact:

Maureen Traxler, DCLU
(206) 233-3892
maureen.traxler@seattle.gov

Michael Aoki-Kramer, DCLU
(206) 684-7932
michael.aoki-kramer@seattle.gov

Proposed Revisions to State Energy Code

In addition to adopting the ICC International Building and Mechanical Codes, the Washington State Building Code Council (WSBCC) is also conducting their regular process to consider and adopt revisions to the Washington State Energy Code (WSEC). In August 2003, the WSBCC voted to accept the recommendations of the Energy Code Technical Advisory Group (TAG) on the 35 proposals submitted for the WSEC by the March 1, 2003 deadline.

Proposed modifications for all of the Washington State codes will be published in September 2003 for public review. Two public hearings will take place in October—October 10, 2003 in Spokane and October 17, 2003 in Seattle. The WSBCC will adopt the 2003 WSEC in November 2003. The code revisions will take effect statewide on July 1, 2004.

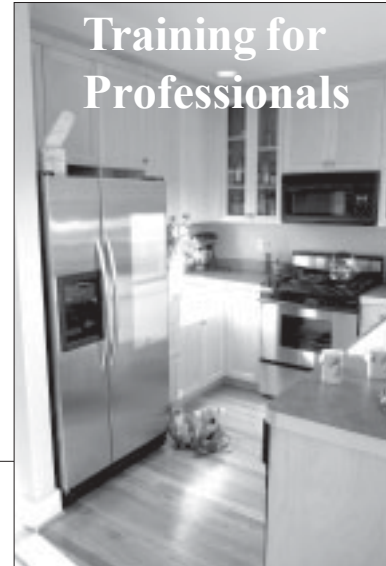
Summary of Proposed Changes

- The proposed changes for Group R occupancy (residential) address alterations where the glazing area is increased, exterior slab on grade insulation, prescriptive options for R-21 wall insulation.
- The proposed changes for other than Group R occupancy (nonresidential) address wall insulation and fenestration requirements for heated/cooled spaces, all building envelope requirements for semi-heated spaces, default U-factors for metal stud walls and for roof/ceilings, non-standard chillers, split systems, total capacity of systems without economizer and tradeoffs, duct sealing, electronically-commutated motors, single-pass water cooling systems, commissioning for mechanical systems, heat recovery for service water heating, lighting alterations, occupancy sensors, prescriptive lighting option, and lighting power allowances. (NOTE: Many of the nonresidential proposals are based on existing Seattle amendments to the WSEC and were proposed by DCLU for inclusion in the WSEC.)

For further information on proposed revisions to the Washington State codes (including the WSEC), go to the WSBCC website at www.sbcc.wa.gov or contact Krista Braaksma, WSBCC Energy Code staff in Olympia at (360) 725-2964.

Healthy House

Training for Professionals



**Thursdays, 4:30-7 p.m.
October 2 - November 13
Belltown, Seattle**

Did you know that indoor air quality is the number one environmental health concern for American families—or that the asthma epidemic in Washington affects more than one in six families?

These concerns are driving a growing market for green homes. Whether you are a builder, renovator, or architect you will benefit from the cost-effective, healthy choices presented in a seven-week course titled “Healthy House Training for Professionals.”

This course is sponsored by the American Lung Association of Washington and Master Builders Association of Washington. For more information, visit the American Lung Association website at www.alaw.org and click on “air quality,” or contact Aileen Gagney, (206) 441-5100, gagney@alaw.org.

public hearings

on proposed legislation

Seattle City Council Chambers are now open on the second floor of the new City Hall at 600 Fourth Avenue. Entrance is on Fifth Avenue between Cherry and James Streets.



Seattle City Council hearings on the legislation described below are scheduled before the committee listed. Council Bills are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>. Electronic copies of proposed legislation, and Director's Reports (if applicable), are also available from the DCLU staff member indicated. Printed copies are available from the DCLU Public Resource Center on the 20th floor of Key Tower at 700 Fifth Ave, (206) 684-8467.

September 5

— during regularly scheduled 10 a.m. Land Use Committee meeting

Departmental Name Change

As a result of DCLU's changing roles and responsibilities, and the resulting need to better clarify the services offered to customers and the public, legislation is being proposed that would change the department's name to the "Department of Planning and Development" or DPD.

The new name will reflect the expansion of the department's mission in 2002, with the addition of long-range planning functions and staff, and acknowledges the City Council's interest in giving them a level of prominence commensurate with their importance.

If approved, the name change will be implemented with minimal expenditures, depleting existing stock for most materials before ordering materials with the new name, and combining the change with other needed updates wherever possible. For more information on this legislation (Council Bill #114656), please contact:

Mike Podowski, DCLU
(206) 386-1988
mike.podowski@seattle.gov

Temporary/Intermittent Uses

This proposed ordinance provides a clearer permitting mechanism to allow farmer's markets and similar

"temporary" or "intermittent" uses to operate in Seattle.

The ordinance grants the DCLU Director authority to permit, deny, or condition applications for uses that occur up to two days per week for a period of up to one year. The DCLU Director's decision will be based on existing criteria for temporary use applications, which are designed to protect the public interest and the integrity of surrounding properties.

Farmers markets and other intermittent uses play a vital role in stimulating neighborhood economic activity. They also provide an important community gathering place and an enjoyable outdoor shopping experience for Seattle citizens, while supplying them with fresh produce and locally made goods. For more information on this legislation (Council Bill #114655), please contact:

Roque Deherrera, DCLU
(206) 615-0743
roque.deherrera@seattle.gov

Industrial Zone Amendments

The Mayor has proposed legislation amending the Land Use Code's limits on retail size of use in industrial zones.

While industrial policies restrict the size of retail uses, this amendment would allow well-established retail businesses a limited opportunity to expand in order to better support other businesses and help stabilize industrial areas. For more information on this legislation

(Council Bill #114681) contact:

Kristian Kofoed, DCLU
(206) 233-7191
kristian.kofoed@seattle.gov

September 16

— during regularly scheduled 10 a.m. Council Land Use Committee

Public Schools

A proposal currently being considered would amend Land Use Code standards relating to public school development—specifically to bus and truck loading and unloading, to signs on school property in single and multi-family zones, and to the standards for establishing citizen advisory committees for public school development standard departures and school re-use.

The proposal would facilitate the City's Public School Departure and School Use Advisory Committee (SUAC) processes by allowing for the efficient and cost effective use of citizen advisory committees and limited City staff resources charged with addressing the issues emerging from the use and development of school structures and property. For more information on this legislation contact:

Susan McLain, DCLU
(206) 684-0432
susan.mclain@seattle.gov

See **proposed legislation** on page 5

proposed legislation, *cont. from page 4*

Bed and Breakfasts

Councilmember Richard Conlin is proposing amendments to the Land Use Code for bed & breakfast establishments in Single Family zones. The amendments would:

- eliminate the requirement for bed & breakfast uses to have been licensed before April 1, 1987;
- limit new bed & breakfast uses to no more than three rooms available for guest accommodations;
- clarify that parking is to be provided pursuant to Ch. 23.54;
- clarify that no "exterior structural alterations" are allowed, rather than no "structural alterations."

For more information, contact:

Councilmember Richard Conlin
(206) 684-8805
richard.conlin@seattle.gov

September 23

— during a 4 p.m. joint meeting of the Land Use and Finance, Budget, Business and Labor Committees

S. Lake Union Biotech Amendments and Design Guidelines

The Mayor has proposed legislation that would amend the Land Use Code to spur the development

of a biotechnology hub in the South Lake Union area. This legislation is a key step in the creation of thousands of new jobs and fueling growth in the city's economy. The proposed code amendments address the specialized needs of biotech developments.

In addition, neighborhood-specific design guidelines are proposed for South Lake Union. These guidelines, proposed in the South Lake Union Neighborhood Plan and developed in conjunction with neighborhood representatives, will encourage new development proposals to relate well to noteworthy buildings and positive attributes of the neighborhood.

For more information on the biotech legislation (Council Bill #114667) or the design guidelines (Council Bill #114668), contact either:

Roque Deherrera, DCLU
(206) 615-0743
roque.deherrera@seattle.gov

Mike Podowski, DCLU
(206) 386-1988
mike.podowski@seattle.gov

October 1

— during a 5:30 p.m. meeting of the City Council Committee of the Whole

Northgate Design Guidelines Proposed

DCLU is proposing to amend the Land Use Code to incorporate the Northgate Urban Center and Overlay

District Design Guidelines. These neighborhood-specific guidelines, along with the existing Citywide Design Guidelines, would form the basis for design review in the Northgate area.

The guidelines will carry out key implementation strategies of the 1993 Northgate Area Comprehensive Plan by:

- creating a vibrant pedestrian center and enhance pedestrian mobility, including passage through and among characteristically large sites;
- encouraging the strategic location of landscaping and open space to enhance the pedestrian environment and absorb run-off; and
- responding to existing positive characteristics of the built environment in the Northgate area.

For those unable to attend the public hearing, comments may be submitted through Wed., Oct. 1, 2003 via email to **neil.powers@seattle.gov** or by mail to:

Councilmember Peter Steinbrueck
Chair, Committee of the Whole
City Hall, Floor 2
600 Fourth Avenue
Seattle, WA 98104

Questions regarding the proposal may be directed to:

John Skelton, (206) 233-3883,
john.skelton@seattle.gov

Kristian Kofoed (206) 233-7191,
kristian.kofoed@seattle.gov

attending hearings

Public hearings are held in City Council Chambers on the 2nd floor of the new City Hall at 600 Fourth Ave. The building entrance is on Fifth Ave. between Cherry and James streets. The Chambers are physically accessible and print and communications access are provided by advance request. For those who wish to testify, a sign-up sheet is available outside the Council Chamber one half hour before the hearing. For those unable to attend the public hearing, comments are accepted in advance.

Committee agendas, hearing schedules and bills are posted on the City Council website at **www.cityofseattle.net/council**. Information is also available from the Legislative Assistant who staffs the committee reviewing the legislation. For more info, call (206) 684-8888 or TDD (206) 233-0025.

Approved Legislation

On August 11, 2003 the Seattle City Council approved three new pieces of land use legislation which were signed by the Mayor on August 19. The ordinances, which become effective September 18, 2003, are detailed at right.

Electronic versions of the ordinances are available on the City Clerk's website at <http://clerk.ci.seattle.wa.us/~public/leghome.htm>. Printed copies are available from the DCLU Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Ave, (206) 684-8467.

decisions

City of Seattle

An inside look at recent regulatory decisions

Northgate Library and Parks

This approved ordinance (#121244) amended the Land Use Code to allow libraries and parks to be located on "major pedestrian streets" in the Northgate Overlay District. (NOTE: This amendment is not related to other legislation affecting the Northgate area currently under consideration by the City Council).

The ordinance changes the list of permitted uses allowed on pedestrian-oriented streets in the Northgate Overlay District. Provisions that apply to similarly designated streets in other neighborhoods already allow libraries, and allowing parks on major pedestrian streets is consistent with the Northgate Area Comprehensive Plan.

The legislation was necessary in order to permit the new Northgate branch of the Seattle Public Library and a new Northgate Park to locate on 5th Avenue N.E., the site chosen through an extensive public review process and designated through the Libraries For All Bond Measure and the Pro Parks Levy. For more information, contact:

Kristian Kofoed, DCLU, (206) 233-7191, kristian.kofoed@seattle.gov

Light Rail Station Area Overlay District

Two recently approved ordinances (# 121245 and 121246) amend the Land Use Code to make three corrections related to the light rail Station Area Overlay District (SAOD), including:

- Replacing two streets inadvertently omitted from the list that identifies principal pedestrian streets within Pedestrian Designations or "P" zones;
- Removing a redundant reference to "mini-warehouses" as a prohibited use; and
- Correcting an oversight that effectively prohibits repair facilities associated with sales and rental of automobiles.

For additional information on this legislation, please contact:

Mike Podowski, DCLU, (206) 386-1988, mike.podowski@seattle.gov

Electric Scooters and Bicycles

This approved ordinance (#121247) amends the Land Use Code to recognize a new type of retail use that would help promote environmentally friendly alternatives to commuting by car. The amendment:

See **approved legislation** on page 13

Seattle Planning Commission

SPC



Cottage housing, which provides a less expensive alternative to large single family homes, is one option for dealing with Seattle's aging population and increasing numbers of extended and single-parent families.

new housing report
recommends moving
forward with legislation
that would allow
detached ADUs and
cottage housing in Seattle

Planning Commission Releases Housing Report

The Seattle Planning Commission (SPC) has released a report of its findings and recommendations on "Housing Choices," a City effort to find ways to increase opportunities for more types of housing in Seattle that will address the growing and changing population trends. The Commission briefed the Seattle City Council on this report on August 4, 2003.

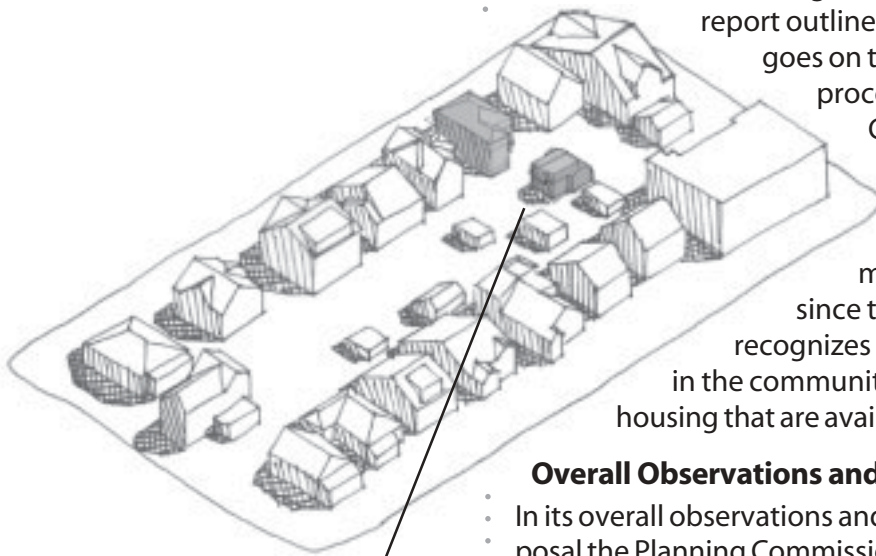
The first two housing types being considered are detached accessory dwelling units and cottage housing. SPC embarked on a public process aimed at getting input from a diverse range of stakeholders and interests in order to strengthen proposed legislation. The Commission's report outlines and reviews the public process and then goes on to identify the key findings from the public process and makes specific recommendations to Council as it considers the legislation in September.

The Commission has been a strong advocate of expanding housing choices to meet the changing needs of our community since the inception of the Comprehensive Plan. It recognizes the critical need for more affordable housing in the community as well as expanded choices in the types of housing that are available to our changing population.

Overall Observations and Conclusions

In its overall observations and conclusions on the Housing Choices proposal the Planning Commission found that:

- People generally agree that Seattle is experiencing changing demographics and housing needs. An aging population and increasing numbers of extended and single-parent families require the City to look for innovative ways to provide housing options.
- Balance and innovation will be needed in developing requirements and



Legislation currently being proposed by DCLU would allow for detached ADUs—as illustrated here in a Capitol Hill neighborhood context—in Seattle's single family zones.

See **spc housing report** on page 8

SPC's Main Conclusions & Recommendations

Detached Accessory Dwelling Units (Detached ADUs) provide an important addition to housing choices for both homeowners and renters. They would allow for extended families to live together and for homeowners (new and older) to earn income to help meet rising homeownership costs. Detached ADUs would also increase the supply of affordable rental housing in single family areas and provide dwellings that both fit into the scale and character of the neighborhood and have a landlord on site.

The Commission supports and urges the City to move forward with legislation permitting Detached ADUs in single family zones throughout the city.

Cottage Housing is an option for people who want to own a smaller home in a lower-density residential area. The cottage housing project built under the City's Demonstration Program, and existing older cottage developments, indicate the marketability of these small homes with shared common spaces. This type of housing is likely to be less expensive than larger single family homes in the same area and presents a valuable addition to the types of housing options for the increasing number of small households in Seattle.

The Commission recommends that the City move forward with development of cottage housing legislation. Additional analysis can help determine potential locations for this type of development which will make cottage housing a more viable choice.

In its report the Commission also outlined recommendations for dealing with key concerns raised earlier this year in the focus groups and public forum.

The Commission urged the City to listen carefully to the concerns and ideas of the community members who participated in this process and to continue to seek the balance between the need for a broader array of housing types and the need to ensure healthy residential communities.

spc housing report, *cont. from page 7*

regulations of new housing types. New housing types must balance the desire to safeguard neighborhood quality and character and the desire to make regulations/requirements reasonable for homeowner-developers.

- Many homeowners support allowing these housing types in single family zones and would welcome the opportunity to live in cottage housing and to develop or live in DADU's.
- Common concerns are parking, privacy, traffic, and neighborhood context and character. Both "carrots" and "sticks" were suggested to address these concerns.
- A significant concern among some people is that these housing types or any code changes might change the nature of Seattle single family communities.
- Another strong theme is the need to ensure consistency and fairness in creating regulations guiding the development of these housing types. Such regulations should be similar to those applied to all housing types in the zones where they are allowed.

For more information on Housing Choices, or to download the July 2003 "Seattle Housing Choices: Seattle Planning Commission Report" or Executive Summary, go to the SPC website at www.cityofseattle.net/planningcommission. For a hard copy of the report, please contact:

Barbara E. Wilson, Planning Commission Analyst, DCLU
barbarae.wilson@seattle.gov (206) 684-8694



ABOVE: The garden and path at this detached accessory dwelling unit (ADU) increase privacy and improve aesthetics. **BELOW:** Inside the kitchen of a detached ADU in an old carriage house.



citydesignNews

a monthly update from DCLU's
CityDesign Office

CityDesign Staff Roster

John Rahaim, *Executive Director*
(206) 684-0434

Lisa Baker, *Intern*
(206) 615-1107

Lyle Bicknell, *Urban Designer*
(206) 684-0763

Layne Cubell, *Design Commission Coordinator*
(206) 233-7911

Kathy Dockins, *Administrative Specialist*
(206) 615-1349

Markus Eng, *Intern*
(206) 684-7945

Brad Gassman, *SDC Program Specialist*
(206) 684-0435

Elizabeth Martin, *Intern*
(206) 233-7236

Dennis Meier, *Senior Urban Designer*
(206) 684-8270

Lisa Rutzick, *Light Rail Review Panel Coordinator*
(206) 386-9049

Robert Scully, *Urban Designer*
(206) 233-3854

Monorail Staff

Maureen Colaizzi, *Monorail Review Panel Coord.*
(206) 684-8396

Scott Dvorak, *Station Area Planner*
(206) 684-3139

David Graves, *Station Area Planner*
(206) 684-3897

Vanessa Murdock, *Planning & Development Supv.*
(206) 733-9271

Cheryl Sizov, *Planning & Urban Design Lead*
(206) 684-3771

All staff are available via email at the standard
City email address:

firstname.lastname@seattle.gov

citydesign

Shaping the civic character of Seattle's
built and natural environment

Seattle Design Commission

Project Review Updates: In August, the Seattle Design Commission was briefed on several projects at Sand Point/Magnuson Park, and reviewed final design work on Lake City Way Multimodal Improvements, Terry Avenue Street Design Guidelines, schematic design of Southwest Community Center, and early concept designs for the new South Park Branch Library. The Commission also reviewed schematic designs for the Seattle Center Theater Commons project and an alley vacation proposed for a mixed use project in the Madison/Miller neighborhood.

In September, the Commission will be briefed by SDOT staff on the Center City Circulation Study and Fremont Bridge improvements and will be updated by the City's Monorail team on various facets of that project. They are also scheduled to review schematic designs for both Bitter Lake Reservoir Open Space and I-5 Open Space.

Beyond its regular meetings, the Commission is well underway with recruitment efforts for three vacancies expected this fall. The Commission will also participate again in the joint City/YMCA Get Engaged program, which involves a special one-year appointment for a young adult to encourage his or her involvement in civic work. Early planning has begun for the Commission's 35th Anniversary celebration, which is scheduled for later this year with the Mayor's participation. In addition, the Commission continues to lead the Monorail Review Panel with regular bi-monthly meetings, has resumed an active role of review on the Viaduct/Seawall Project and continues to plan a series of public forums related to the City's new Central Waterfront Plan, working in partnership with the Planning Commission in the latter two cases.

Design Commission meetings are held the first and third Thursdays of each month and are open to the public. For more information, please contact:

Layne Cubell, Design Commission Coordinator, (206) 233-7911

Monorail Review Panel: The Seattle Design Commission's new Monorail Review Panel has been meeting since May to review planning and design elements of the voter-approved Seattle Monorail Project (SMP). The Panel has come together on issues surrounding administrative procedures, a general review schedule and scope, Land Use Code amendments and early urban design ideas for the monorail project. The Panel recently discussed the alignment and urban design studies for Seattle Center, 2nd Avenue, 5th Avenue, and Interbay and SMP's use of the Design, Build, Operate and Maintain (DBOM) process to design and construct the Green Line.

September topics will include review of the City's process to create design criteria and permit the monorail and SMP's use of detailed design

See **citydesign news** on page 10

Station Area Planning: Integrating the Monorail through Planning and Design

The City's station area planning effort for the monorail is underway, taking initial direction from neighborhood plans, existing conditions and other applicable plans and policies.

Background reports summarizing this information have been compiled and are available online at www.cityofseattle.gov/monorail. These background reports will help community members and planners begin to identify and assess opportunities presented by the arrival of the monorail. The planning background reports serve as the foundation for the City's station area

planning work associated with the 19 monorail stations.

Members of the City's Monorail team will be attending community association meetings in September and October to collect additional public input as they prepare urban design assessments for each station area. These assessments will identify key opportunities to realize community visions as articulated in the neighborhood plans and community meetings. The assessments will be discussed with each neighborhood, revised, and prioritized per community feedback. Finally, station area action plans will

identify recommended policy and investment options to realize the prioritized opportunities.

For more information on monorail station area planning, please contact:

Vanessa Murdock, DCLU
(206) 733-9271
vanessa.murdock@seattle.gov

citydesign news, cont. from page 9

requirements for the contract with the DBOM contractor.

The Panel is an advisory subcommittee of the Seattle Design Commission to City Council, the Mayor and City Departments. Comprised of members from the Design Commission, Seattle Planning Commission, and Seattle Design Review Boards, the Panel's goal is to ensure design excellence and the best fit of the Monorail in the city.

Monorail Review Panel meetings are generally held the first and third Mondays of the month at 4 p.m. However, the September 2003 meetings will take place September 15 & 22 (the third and fourth Mondays) to accommodate the Labor Day holiday. For additional information, contact:

Maureen Colaizzi, CityDesign, (206) 684-8396, maureen.colaizzi@seattle.gov

Light Rail Review Panel

The Light Rail Review Panel (LRRP) has completed its review of the initial segment of Central Link light rail with the review and recommendation for approval of Beacon Hill Station 90% design. The Panel may meet again to review all of the artwork for the initial segment of Central Link; otherwise, regular meetings for review of North Link are scheduled to begin with draft SEIS review in October 2003. Meetings will be held the first and third Tuesdays of the month effective October 7, 2003. For more information, visit the LRRP website at www.cityofseattle.net/dclu/citydesign/ProjectReview/LRRP or contact:

Lisa Rutzick, LRRP Coordinator, (206) 386-9049, lisa.rutzick@seattle.gov



City planners are working to integrate the design of the monorail stations into Seattle's varied neighborhoods. The map above shows the 14-mile "Green Line" route.

Apply for Side Sewer Repair Permit and View Side Sewer Cards Online

As a result of DCLU's ongoing efforts to make more permit applications available on our website, side sewer contractors can now apply online for a side sewer **repair permit** and receive their permit via email.

At this time online repair permit applications are not available for homeowners, as DCLU is not set up to take credit card payments online. This online repair permit application process requires an established escrow account (also known as an advanced deposit account).

Another new online feature being offered is **side sewer cards**, the City of Seattle's record of how private properties are connected to the public sewer system. These cards—scanned from the original side sewer card in color—are useful for both development professionals and private homeowners.

**www.
seattle.
gov/
dclu/
sidesewer**

This new service reflects a change in the City's procedure for keeping side sewer information. Previously the Seattle Department of Transportation transcribed changes to the side sewer infrastructure onto side sewer cards, but they discontinued this responsibility in 2001 when SPU made scans of the cards. Side sewer cards are now recorded into the Seattle Public Utilities Drainage and Wastewater GIS.

Due to the popularity of the information and format of the side sewer cards, DCLU is providing access to the pre-2001 cards online via scans of both the front (image) side and back (data) side. The online service also includes lateral maps and aerial photographs for selected parcels within the Seattle city limits.

The Side Sewer Program website, available at **www.seattle.gov/dclu/side sewer**, includes links to the side sewer repair permit application and instructions, side sewer cards, lateral maps, and aerial photos.

Questions?

If you have technical questions about the proposed side sewer repair or about side sewer cards and maps, call DCLU's Drainage & Sewer Review Desk at (206) 684-5362.

To establish an escrow (advance deposit) account, call the DCLU Cashier at (206) 386-9780.

Changes in Consistently Prepared Applicant Rating System

Effective September 2, 2003, DCLU has modified its Consistently Prepared Applicant (CPA) rating system so that CPA status is now based on the last five (5) contacts the applicant has had, rather than the last ten (10). Other elements of the CPA rating system will remain the same. For more information, please refer to Client Assistance Memo (CAM) #121.



Expanded Walk-In Service for Address Records Worksheet Submittals

Starting on September 2, 2003 DCLU applicants can submit Address Records Worksheets and receive a project number on a daily walk-in basis during the following expanded hours:

Monday, Wednesday, Friday

7:30 a.m.-4:30 p.m.

Tuesday and Thursday

10:30 a.m.-4:30 p.m.

Previously, same-day walk-in service was only provided until 11:30 a.m. We hope this expansion of service will create more flexibility for our customers and reduce back-logs of dropped-off addressing requests.

Questions?

If you have questions about either of the process changes listed above, please contact:

**Carlee Casey, Assistant Mgr
DCLU Applicant Services Center
(206) 386-9732
carlee.casey@seattle.gov**



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new planning director, *cont. from page 1*

variety of projects including the Center City Open Space Strategy (the "Blue Ring Strategy"), Central Waterfront Planning, Green Streets, and the Public Realm Plan for South Lake Union. Prior to coming to Seattle, John worked 15 years in planning and urban design in the City of Pittsburgh's Department of City Planning, seven of which were as Associate Director for Design and Development. John was also an adjunct professor in the Heinz School of Public Policy and Management at Carnegie-Melon University for nine years. John was recently asked to serve on a nine-member advisory panel for the American Planning Association's development of a comprehensive reference document, "Planning and Urban Design Standards."

In future editions of this publication, I will talk more about recent changes in the department's leadership team and organizational structure, as we move toward integrating the Planning group into the department. Another important part of the development of the Planning unit will be improved coordination with other planning functions in the City.

comp plan update, *cont. from page 1*

ones, but they have retained their basis on growth projections for the 1994-2014 period. What sets the planned update apart from the annual amendment process is the scale of the change to the Comprehensive Plan.

The updated plan will still be based on the City's "urban village strategy," which directs future growth to those neighborhoods best able to support added housing and employment while preserving the character of single-family neighborhoods. Policies may be revised and reorganized to better achieve the goals of the plan and to reflect changes in the city over the last 10 years.

An important part of this effort is the ongoing public participation in identifying issues of concern and opportunities for improvement. The public is invited to participate at the following points in the process:

- In early October a public workshop will kick-off the Comprehensive Plan update process.
- Throughout the fall meetings will be held with a variety of groups around the city to share information about how the plan has worked and identify opportunities to improve it.
- A survey will be available on DCLU's website for public comments.
- In the spring of 2004 a preliminary draft of the updated Comprehensive Plan will be available for public review and comment.
- In the fall of 2004, the City Council will conduct a public hearing as part of its consideration of the Comprehensive Plan.

Information on the update process, as well as background material on the Comprehensive Plan, will be posted on DCLU's website at **www.seattle.gov/dclu/planning/comprehensive** as it becomes available. If you have further questions, please contact:

Jim Holmes, DCLU, (206) 684-8372, jim.holmes@seattle.gov

publication updates

..... director's rules

draft

Draft DR 8-2003, *Use of Mechanical Parking Lifts to Provide Required Off-Street Parking*, is available for review and comment through 5 p.m. Tuesday, September 23, 2003. For more information, please contact:

Mark Troxel, (206) 615-1739, mark.troxel@seattle.gov

Draft DR 12-2003, *Evaluation of Applications to establish Minor Communications Utilities (Personal Wireless Facilities) in Single Family, Residential Small Lot, Lowrise, Midrise, and Highrise Zones*, is available for review and comment through 5 p.m. Monday, September 15, 2003. For more information, please contact:

Roque DeHerrera, (206) 615-0743, roque.deherrera@seattle.gov

final

DR 6-2003, *Requirements for Wetland Delineation Reports*, became effective Aug. 7, 2003.

JOINT RULE: DCLU and Seattle Department of Transportation (SDOT) DR 11-2003, *Seattle Design Guidelines for Link Light Rail, Beacon Hill Station*, became effective August 15, 2003.

..... **IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dcluINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.seattle.gov/dclu/notices. To receive an email posting alert, or a paper version of the Land Use Information Service in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

approved legislation, cont. from page 6

- Exempts uses associated with sales and rental of non-polluting electric scooters and electric-assisted bicycles from the Code definition of "automotive retail sales and service use" and classifies them instead as a retail use; and
- Allows such uses where retail businesses are generally allowed, in commercial and downtown zones.

Because this use is currently regulated the same as automobile sales and rental, the legislation now allows an establishment selling or renting electrically assisted scooters and bicycles where they are currently not permitted, in the Neighborhood Commercial 1 (NC1) zone and Special Review Districts downtown (International District and Pioneer Square) in order to better serve people seeking transportation alternatives. Operation of the vehicles on city streets and sidewalks is regulated by Washington State Law.

King County and the City of Seattle, as well as the nonprofits Flexcar and WestStart are working to establish a facility in the Pioneer Square neighborhood to serve bicycle and transit commuters. The facility, called a "Clean Mobility Center," would feature the rental of bicycles, electric scooters and electric-assisted bicycles in addition to associated repair and retail services.

For more information, contact:

Susan McLain, DCLU
(206) 684-0432
susan.mclain@seattle.gov

How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

Permits

General Applications (Applicant Services Center) 206-684-8850
Drainage & Sewer Review Desk (includes side sewer permits). 684-5362
Land Use Reviewers (post-application only*) 684-8875
Master Use Permits..... 684-8467
Plans Routing 684-8169
Over-the-Counter (OTC) Permits (formerly Electrical Ctr) 684-8464
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept).... 684-5198
Sign Permits..... 684-8419

Inspections

Inspection Requests: General 684-8900
Inspectors: General 684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance 684-8860

Complaint Hotline

Construction, Housing & Land Use Complaints..... 684-7899

Information

General Department Information 684-8600
Applicant Services Center (formerly Permit Intake Center)..... 684-8850
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm
City/Design/Design Commission..... 615-1349
Compliance Service Ctr (enforcement info, not complaints)..... 615-0808
Comprehensive Planning 233-0079
Events & Classes..... 684-8443
Media Relations 233-3891
Microfilm Library 233-5180
Planning Commission 684-0433
Property Owner/Tenant Assistance 684-7867
Public Resource Ctr (Hrs: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm). 684-8467
Publications 684-8467
Site Development 233-7232
Technical Support Line: Building Code (M-F: 1-4:15 pm) 684-4630
Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm).. 684-7846
Tenant Relocation Assistance Ordinance 684-7979
Zoning Info (General questions on Single Family, Parcel Zoning*) 684-8467
Zoning Info (Site-specific questions on Single Family Zoning*) 684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.seattle.gov/dclu/landuse.

Administration

Office of the Director 684-8899
Codes, Policies & Community Relations..... 684-8880
Billing 684-4175

www.seattle.gov/dclu



City of Seattle
Department of Design,
Construction & Land Use
700 Fifth Avenue, Suite 2000
Seattle, WA 98104-5070
www.cityofseattle.net/dclu

Gregory J. Nickels
Mayor

Diane Sugimura
Director

Pam Round
Editor

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